

CITY OF EAU CLAIRE HOUSING DIVISION



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

August 1, 2020 – July 31, 2021

Prepared by:

City of Eau Claire Housing Division

203 S Farwell Street, PO Box 1186

Eau Claire, WI 54703

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CAPER

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

(This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.)

The City of Eau Claire Consolidated Annual Performance and Evaluation Report (CAPER) is the second year of the annual performance reports, which describes the actions and funding priorities used to carry out the PY 2020-2024 Consolidated Plan. This report describes progress made from August 1, 2020 to July 31, 2021 towards those goals.

The City of Eau Claire Housing Division invested over \$900,000 in Community Development Block Grant (CDBG) and HOME Grant funds on over 20 projects within the City in the 2020 grant year.

Highlights of performance accomplishments according to specific need categories include:

Housing

- Assisted 3 first time homebuyers with down payment closing cost assistance,
- 1 single family unit was purchased by a first-time homebuyer through direct homeownership assistance,
- 2 new homeowners received rehabilitation loans to rehab their owner-occupied residential units, including the abatement of lead in both units,
- 3 low/mod homeowners received HOME Weatherization Grants (2 – Eau Claire Housing Division & 1 – Western Dairyland),
- 1 single family home was purchased and will be rehabilitated for the Homeownership Program,
- 163 Homes were inspected and brought up to code as a part of the Code Enforcement Program,
- 1 LMI homeowner received funding from the Alley Improvements Reimbursement program.

Public Services

- 56 persons facing domestic violence sought shelter and support services,
- 210 families received case management assistance to help care for their children,
- 809 persons sought emergency shelter as a result of homelessness,
- 516 received primary health care services from the Free Clinic,

- 162 persons received meals from the Community Table soup kitchen,
- 20 households received rental assistance with the Tenant Based Rental Assistance program,
- 971 Hmong households received tenant/landlord counseling and translation services,
- 88 Women and minorities received employment & business start-up services,
- 261 individuals received support services.

City staff worked closely with the public service agencies to understand the needs of the shelters during the pandemic. The ongoing COVID-19 pandemic increased the risk of people experiencing homelessness within the community. To address these concerns as a result of the COVID-19 health emergency, staff made the following recommendations to these public service agencies to manage the increased need for shelter during the health crisis.

2020 CDBG-CV1 - \$316,500

Catholic Charities and Family Promise of the Chippewa Valley received funding to assist with increased administrative costs associated with additional staffing to operate their homeless shelters during the COVID-19 pandemic.

Community Table received additional funding for increased administrative costs due to a decrease in volunteer hours during the COVID-19 pandemic.

Lutheran Social Services (LSS) and Western Dairyland received CDBG-CV funding to assist with additional administrative costs associated with case management services during the pandemic.

Eau Claire Chamber of Commerce was awarded CDBG-CV funds to assist with the cost to create a job board to assist employers in posting available jobs and job seekers looking for employment during the pandemic.

2020 CDBG-CV3 - \$331,145

Catholic Charities Sojourner House was awarded CDBG-CV3 funding to assist with the cost of expanding their homeless shelter to add additional rooms and beds to help with social distancing in response to the COVID-19 pandemic.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Source/ Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Effective administration of programs	Administration	CDBG: \$96,386 HOME: \$36,950	Other	Other	5	3	60%	1	1	100.00%
Improve existing owner-occupied housing units	Affordable Housing	CDBG: \$107,711 HOME: \$25,291	Homeowner Housing Rehabilitated	Housing Unit	92	10	11%	10	2	20%
Improve existing owner-occupied housing units	Affordable Housing	CDBG: \$79,124 HOME: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	750	320	43%	150	165	110%
Improve rental housing units for LMI households	Affordable Housing	CDBG: \$0 HOME: \$54,247	Rental units rehabilitated	Household Housing Unit	14	2	14%	1	1	100%
Mitigate or prevent homelessness	Homeless	CDBG: \$18,341	Homelessness Prevention	Persons Assisted	1013	652	60%	1100	261	24%
Provide opportunities for homeownership to LMI HH	Affordable Housing	CDBG: \$157,146 HOME: \$0	Homeowner Housing Added	Household Housing Unit	32	4	13%	1	1	100%
Provide opportunities for homeownership to LMI HH	Affordable Housing	CDBG: \$9,000 HOME: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	10	4	40%	1	3	300%
Provide rent assistance to LMI HH	Affordable Housing Non-Homeless Special Needs	HOME: \$97,856	Tenant-based rental assistance	Households Assisted	264	93	35%	45	20	44%

Provide services to assist LMI Persons	Non- Housing Community Development	CDBG: \$74,498	Public Service activities other than Low/Moderate Income Housing Benefit	Person Assisted	887	6330	714%	1000	1947	195%
Provide services to assist LMI Persons	Non- Community Development	CDBG: \$50,599	Homeless Person Overnight Shelter	Persons Assisted	1000	2262	226%	750	862	115%
Public Improvement in LMI Neighborhoods	Non-Housing Community Development	CDBG: \$104,173	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	18	18%	20	4	20%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Eau Claire’s 2020 CDBG funding, including CV1 and CV3, primarily focused on public service activities that prevented, prepared for, and responded to the COVID-19 pandemic. All funded projects addressed Strategic Plan objectives (decent housing and suitable living environments) and high priority activities as identified in the 2020-2024 Consolidated plan (housing rehabilitation, public facility improvements and public services).

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,848	18
Black or African American	148	2
Asian	872	0
American Indian or American Native	29	0
Native Hawaiian or Other Pacific Islander	6	0
Total	2,903	20
Hispanic	224	0
Not Hispanic	2,679	20

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The clients served by the Community Development Block Grant programs are quite diverse and serve a range of backgrounds.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	\$890,200	\$696,982
HOME	HOME	\$348,600	\$214,314
HOPWA	HOPWA	N/A	N/A
ESG	ESG	N/A	N/A
CDBG-CV1 & CV3	CDBG-CV1 & CV3	\$647,645	\$106,055
Total		\$1,886,445	\$1,017,351

Table 3 - Resources Made Available

Narrative

The City of Eau Claire Housing Division expended \$911,296 in Community Development Block Grant (CDBG) and HOME Investment Partnership Grant funds on over 20 activities and \$106,055 in CDBG-CV funds on six activities .

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	85	85	Citywide target area
LMI Census Tracts	15	15	Local target areas

Table 4 – Identify the geographic distribution and location of investments

Narrative

The chart below (2020 Geographic Distribution) indicates the projects in low-moderate income census tracts that were completed over the year. All projects were located in an area designated as a low-moderate income area of the city.

2020 GEOGRAPHIC DISTRIBUTION

Address	Type of Activity	LMI Census Tract or Block Group?	Area of Minority Concern?
3252 Mercury Ave	Housing Rehab	Yes, 5.01	N
3213 Jupiter Ave	Housing Rehab	Yes, 5.01	N
1821 Edgewood Ln	Housing Rehab	Yes, 5.01	N
923 Sheridan Rd	Weatherization	Yes, 6.00	N
3160 Venus Ave	Weatherization	Yes, 5.01	N

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

There were no projects associated with the City's use of entitlement funds that require or mandate leveraging public and private funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,113,244
2. Match contributed during current Federal fiscal year	\$409,146
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,522,390
4. Match liability for current Federal fiscal year	\$0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,522,390

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Western Dairyland	07/31/2021	\$409,146	0	0	0	0	0	\$409,146

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
0	0	0	\$0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	3
Number of Non-Homeless households to be provided affordable housing units	50	20
Number of Special-Needs households to be provided affordable housing units	10	4
Total	70	27

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	50	20
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	35	3
Number of households supported through Acquisition of Existing Units	1	2
Total	86	25

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Eau Claire Housing Division allocated funding to several different agencies that provide shelter to homeless families and individuals. All of the City of Eau Claire's CDBG funded activities for the 2020 program year, with the exception of the administrative activities, benefited low- to moderate-income persons and households.

Discuss how these outcomes will impact future annual action plans.

The City of Eau Claire Housing Division will take into consideration the decrease in funding and adjust the goals accordingly on future action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	18
Low-income	2	2
Moderate-income	0	0
Total	3	20

Table 13 – Number of Households Served

Narrative Information

For CDBG, this includes individuals who received rehabilitation loans to improve their homes and eliminate code violations. For HOME, this includes the beneficiaries of the TBRA voucher program (including providing housing for the homeless) and low-income homebuyers.

The Housing Authority of the City of Eau Claire assisted 20 households on a monthly basis with the Tenant Based Rental Assistance (TBRA) program.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City actively participates in the DairyLand Coalition and is a part of the monthly meetings. The Executive Director is a part of the process of completing the grant application each year. The Executive Director also attends the Advisory Committee monthly meetings and is a part of the overall planning to help ensure the needs of the housing insecure are met.

In August 2020, the City Manager organized a group consisting of government officials (City Manager, Housing, Health Department, Human Services) and homeless service providers to deal with the issues surrounding the COVID pandemic, which included, but not limited to, the relocation of the homeless shelter, physical distancing and vaccinations for the homeless population.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Housing Authority of the City of Eau Claire and the City of Eau Claire Housing Division continues to attend the Continuum of Care planning sessions, with several housing and social service agencies in the area, to address homelessness in the Eau Claire area. The group meets monthly to share ideas, identify needs and set agendas to address housing and homeless in Eau Claire.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Eau Claire Housing Division allocated funding to agencies that operate shelters for homeless individuals and families. The goal of these agencies is to work with the clients to establish sustainability, permanent housing and on-going case management to maintain housing. Because the clients served from the Coordinated Entry list take advantage of available services, not all homeless individuals can be served. However, those agencies that provide services use strategies resulting from the Sprint to get individuals and families housed in decent, safe and sanitary housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Housing Authority of the City of Eau Claire offers units to tenants that reach the end of their tenancy in their transitional housing units. They also offer a homeless preference to those on the Housing Authority waiting list.

The City of Eau Claire collaborated with several CDBG subrecipient organizations ensuring that a continuum of care strategy was implemented and executed appropriately in the community. Reports and local data indicated that individuals and families experiencing chronic homelessness in the Eau Claire are continues to be a concern.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Housing Authority of the City of Eau Claire currently operates 110 units of traditional Public Housing. These units consist of single-family homes and duplexes scattered throughout the community. The Authority strives to enhance the buildings and services to improve the physical and social environment at the public housing sites.

The Housing Authority provides assistance to other programs operated from and through the Housing Authority, such as the Tenant Based Rental Assistance Program (HOME) and the Homeownership Program (CDBG) to first time homebuyers.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Eau Claire Housing Division encourages Public Housing and Tenant Based Rental Assistance (TBRA) tenants to participate in the Homeownership program. Several tenants have transitioned from Public Housing to Homeownership over the years.

Below are some other resident initiatives implemented or sustained during the past program year:

- Brochures and advertisements were distributed regarding the public housing and qualifications to promote the programs.
- The Authority continues to have a housing resident appointed to the Housing Authority's board of commissioners.
- Provided self-help brochures to Housing tenants
- Purchased the books *"Why? 1,111 Answers to Everything"*, *"Understand Your Teen"* and *"A Teenager's Ultimate Guide to Success"* for Public Housing tenants to fulfill the \$25/occupied units for tenant participation funding.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the City of Eau Claire was not designated as a troubled housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Consolidated Plan is consistent with the Housing Authority's objective to provide decent, safe and sanitary and affordable housing to low and very low income families. The Housing Authority assists homeless people to obtain housing, retains existing affordable housing stock and works towards increasing the supply of affordable housing.

The City created a Housing Opportunities Commission (HOC) which, while not a decision-making body, will be responsible for making recommendations to City Council with regard to projects in the city that promote affordable housing. The commission members are made up of business leaders, community leaders and leaders from within the homeless service provider organizations.

The Housing Opportunities Commission was tasked with creating a policy for the affordable housing grant. That policy was finalized and will be going to council for adoption. The purpose of the affordable housing fund is to create a competitive grant to be provided to those developers that have a mission of providing affordable housing, and that want to work with the homeless service providers.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Eau Claire Housing Division/Housing Authority is a participant in the monthly Continuum of Care (COC) meetings. The COC meetings include organizations such as Western Dairyland, Family Promise of the Chippewa Valley, Community Table, Salvation Army, JONAH, Eau Claire School District, Catholic Charities, CVI (Center for Veterans), the (ADRC) Aging and Disability Resource Center, Hope Gospel Mission, Lutheran Social Services Positive Avenues, AIDS Resource Center of Wisconsin, (WDVA) Wisconsin Department of Veterans Affairs and the Housing Authority of the City of Eau Claire.

Western Dairyland conducted a Point in Time survey on July 28, 2021, ranking the community's homeless needs. The preliminary numbers show there were 36 unsheltered homeless individuals found during the night. There were 51 sheltered singles and 68 sheltered families. Strategies will be developed to address those needs that ranked as a high priority.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In all rehabilitation projects, the units were inspected under multiple assessments, including lead risk. If lead hazards did exist, the organization was required to address the hazards as a part of the rehabilitation, and project completion, conduct clearance tests to ensure that the unit was safe from lead.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Employment training and related services were provided by *Job Services of Wisconsin, Western Wisconsin Private Industry Council, Eau Claire Area Hmong Mutual Assistance Association* and other entities. Services ranged from specialized efforts to address specific needs to general education. Counseling and case management services were also included.

- The Housing Authority of the City of Eau Claire provides a mechanism for breaking the poverty cycle through its affordable housing homeownership program for low-income persons.
- Bolton Refuge House *Vocational Advocacy Program* provides an employment advocacy component for victims of domestic abuse. CDBG funds a portion of the Vocational Advocacy position that provides training on seeking transportation, information on current job openings, creating cover letters and resumes and on-line access help.
- Family Promise of the Chippewa Valley provides emergency shelter to the homeless families and case management to help with finding a job and permanent housing.
- Western Dairyland's *Business Startup Program* provides training to low income individuals to become an entrepreneur and own their own business.
- Eau Claire Chamber of Commerce developed a *job board* to provide employers a website to post available jobs and provide job seekers employment opportunities.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City's five year Consolidated Plan identified no major weaknesses in its institutional structure, although an area that could be improved was identified as better coordination and cooperation with both the public and private sectors.

- The Redevelopment Authority was organized under Wisconsin Statutes to undertake projects in redevelopment areas in the City. The Redevelopment Authority's seven member commission draws heavily on banking, real estate and business leaders who serve as commissioners to the Authority to plan and implement the redevelopment of properties and promote economic development.
- The City of Eau Claire Housing Division through the Consolidated Plan planning process and operation of the Community Development Block Grant Program has significantly increased its community contacts including contacts with religious organizations, governmental agencies, public services agencies, and private service providers in the Consolidated Plan development alone. All of the above actions strengthen the City's ability to carry out its Consolidated Plan priorities.

The City of Eau Claire updates the Comprehensive Plan every 10 years and addressing affordable housing is part of that process. The Housing Authority of the City of Eau Claire is also a part of the updating process.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Eau Claire allocated over \$100,000 of CDBG funding for rehabilitation and lead remediation for owner occupied and rental properties of low-income persons in the City of Eau Claire. Eau Claire has a well-maintained supply of large, older single-family houses that are amenable to rehabilitation. The rehabilitation and lead remediation activities are a high priority need for the City of Eau Claire. Due to new single-family development growing in the community, it is creating opportunities for resale of older houses to moderate-income households. There is a good system of city and county government along with private social service and non-profit housing providers. These organizations can address many of the community's housing problems, which are not as unmanageable as those in some large community. Rehabilitation and lead remediation on future homeowners in those units as well.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Eau Claire contracted with the Cedar Corporation to update the Analysis of Impediments to Fair Housing Choice. The report is completed and the City of Eau Claire has reviewed the impediments and will address those items of high priority.

The 2020 Action Plan stated that the City of Eau Claire may address, but not limited to, the following identified in the product:

1. Need for Additional Support for Non-English Residents
 - The Hmong Association received CDBG funding for the Community Liaison and Housing Liaison who provide Hmong language interpretation. The City will continue to work with them to provide interpretation for those with limited English proficiency.
 - The City of Eau Claire contracted with the Eau Claire Area Hmong Mutual Assistance Association to have their Rehabilitation Brochures translated in Hmong. That was completed and the brochures are currently available in our office and on website.
 - The City is working to find a service to translate the brochures into Spanish. In addition, we will look into having the brochures printed in braille.
2. On-going Need for Additional Funding for Affordable Housing
 - The City of Eau Claire funded the Housing Authority of the City of Eau Claire to continue the Tenant Based Rental Assistance program. The program received additional funding during the 2020 grant year to provide additional vouchers, however; due to the eviction moratorium, there was not an increase in clients seeking vouchers.
 - The City of Eau Claire donated a single-family home to Habitat for Humanity for the purpose of affordable housing. Habitat will rehabilitate and sell the unit to an income eligible family.
 - The Hmong Mutual Assistance Association received CHDO funding through the HOME program and purchased and plans to rehabilitate a multi-family unit to add to the affordable housing stock

in Eau Claire.

- Royal Credit Union received CDBG funding to assist first time homebuyers with down payment and closing costs associated with purchasing a new home.
- The City of Eau Claire purchased a single-family home with their Homeownership program to rehabilitate and sell to an income eligible person and/or family.

The Eau Claire Affordable Housing Fund (ECAHF) was established in 2020 by the City of Eau Claire to provide a flexible funding mechanism for affordable housing-related projects. The primary purpose of the ECAHF is to provide financial resources to address the affordable housing needs of individuals and families who live or work in the City by promoting, preserving and producing quality, long-term affordable housing options through:

- a. Competitively awarding funds for new construction of affordable housing by soliciting eligible proposals from qualified developers; and
- b. Providing funds to rehabilitate existing housing, or a substantial rehabilitation of an existing structure for adaptive reuse, such as through programs similarly provided by the Eau Claire Housing Authority.

The Executive Director was on the team that crafted the first draft of the policy. To date, \$40,000 of the \$700,000 fund has been used towards affordable housing projects. The affordable housing fund is funded with city dollars.

3. Encourage Minority Families to Purchase Homes

As stated earlier, due to the Corona Virus pandemic, the promotion to increase minority participation in real estate has been delayed. A plan to get back on track is in the works.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Each agency receiving funds through the CDBG and HOME Programs signed an agreement, which specifically describes the parameters and use of the funds they are receiving. Housing Division staff monitors each project for compliance with federal regulations, state and local codes, ordinances and any other applicable standards that may apply. Each project has a different use of CDBG and HOME funds and therefore has different reporting requirements. All subrecipients were required to submit reports with specific data and documentation as set forth in the agreement. Failure to submit, or identified discrepancies in any of these areas, triggered additional technical assistance and/or monitoring.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizens were provided with two separate opportunities for public comment: a 15-day comment period and two staff public hearings. A Public Notice was published in the City of Eau Claire's *Leader Telegram*. A DRAFT copy of the CAPER was posted on the City of Eau Claire's website and hard copies were available upon request. The public comment period ran from October 1, 2021 to October 15, 2021.

Public Notices announcing the Consolidated Annual Performance Evaluation Report (CAPER) public hearings and comment periods were published both in the local newspaper, the *Eau Claire Leader Telegram*, and on the City of Eau Claire Community Development webpage. A notice was also sent to the local news media (WQOW & WEAU TV Stations and local radio stations), Government/Public Access Channel, the University of Wisconsin Eau Claire (UWEC), City of Eau Claire Library and the City of Eau Claire City Council members.

Despite efforts to publicize the public hearings/comment period, no citizen comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Eau Claire did not make any changes in the program objectives during the 2020 grant year and would not change any programs at this time. CDBG funding was allocated to the same public services as funded in previous years and they still prove to be valuable non-profits for the City.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

5CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Due to COVID-19, no inspections were completed on the following units: Housing Authority of the City of Eau Claire's three transitional units, Bolton Refuge House, Western Dairyland, Family Promise of the Chippewa Valley and Eau Claire Hmong Mutual Assistance Association's transitional units. In previous years, the units have been inspected annually to ensure they followed the U.S. Department of Housing and Urban Development Housing Quality Standards (HQS).

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Affirmative marketing included publication of program availability using the equal opportunity in housing logo was conducted in a manner which has promoted the programs to minorities and women. The Rehabilitation/Weatherization Program has committed over 50% of funds to female head of household.

HOME Program agreements with the CHDO organizations include language regarding the need to affirmatively market HOME improved units. Construction/Rehabilitation of units took place during the reporting period by the CHDOs; specifically Western Dairyland marketing of the units after completion will be conducted in an affirmative manner.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During the 2020 grant year, no program income was recorded in IDIS for the HOME program.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City continued to support the Housing Authority of the City of Eau Claire, which has primary responsibility for the strategy and has ongoing housing programs.

The City of Eau Claire purchased one single-family homeownership unit to rehabilitate and sell with federal CDBG funds. First time homebuyer LMI families will be given the option to purchase the home through direct sale. The potential home buyers can also qualify for up to \$50,000 in subsidies, with \$15,000 being forgivable after five years of ownership, which will reduce the price of the home making it more affordable. Program Participants may purchase a home out right, providing they have sufficient funds for down payment and good credit.

The City of Eau Claire Housing Division has continued to and successfully operates the City's Housing Rehabilitation Loan Program.